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COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



Licensed Hotel

Reference: 010590

Freehold Price: £415,000

Tenure Type: Freehold

Description: Double fronted Licensed Hotel & Restaurant located in South Shore Blackpool, within close proximity of the Pleasure Beach and offering quick and easy access to the Blackpool tram network. 21 bedrooms (16 en Suite), 4/5 bedroom self-contained private apartment and parking for 4 cars.

Ground Floor: Centrally appointed entrance/hallway leading to the Main Lounge with customer seating, tables and chairs; Separately accessed Bar & Bar Lounge, equipped bar with a full complement of pumps, optics and associated equipment, Bar Lounge has perimeter and window seating along with free standing tables and chairs; Restaurant fitted with a selection of tables and chairs; Kitchen fully equipped with commercial catering equipment and utensils;

Lower Ground Floor: Private Accommodation: 2 Bathrooms; Kitchen; 4 Bedrooms;

Upper Floors: 21 Bedrooms (6 double en suite, 6 twin en suite, 3 family en suite, 1 single en suite, 1 single part en suite, 3 standard single, 1 standard family); wc & shower

Services: Each guest room has TV, Tea & Coffee Facilities The property has Gas Central Heating

and Electric Storage Heating. Electric & Water.

Business: We are advised accounts will be made available indicating a combined Accommodation & Restaurant turnover IRO £140,000 Per Annum

Exterior: 4 Car Parking

TENURE: Freehold. Leasehold option may be considered - to be discussed at any viewing.

**Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.
13 Trafalgar Road, Blackpool FY1 6AW**

